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the beginner's path somewhat more confused, but the care and clearness with which the distinctions between the requirements of the statute and of the common law are noted reduces that confusion to a minimum. The text-book, which is practically a volume of notes on the cases, is of course especially valuable to one studying the case-book, and will therefore prove helpful to students reviewing the subject, and to those studying law without the aid of an instructor. More such treatises to accompany case-books would fulfil a distinct want.

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**LAW OF REAL PROPERTY.** By Charles T. Boone. Second Edition. San Francisco: Bancroft-Whitney Co. 1901. 3 vols. pp. xxvii, 612; 632; xiii, 652. 16mo.

This short work in three volumes is an attempt to correlate under appropriate headings the diverse decisions in the law of real property. It cannot well be defined as a digest, nor yet as a treatise. The writer does not attempt to draw any conclusions nor to state any underlying principles. He simply puts forward in a clear and convenient form what the American law is as he understands it. For instance, where decisions on any given point are inconsistent, the writer makes no attempt to say which is the more correct, he simply refers to the decisions, and lets the reader draw his own inferences. For this reason the work is not to be regarded as a text-book containing valuable discussions of much mooted points. The learned in the law of real property would, perhaps, seldom have occasion to refer to it. As a hasty reference manual, however, to important decisions, this little work should be of great service to the modern practising lawyer. It will act as a convenient guide to the authorities, where a text-book would give too personal a view of the law, and where an encyclopedia would prove cumbersome. The value of the book rests largely in its clearness and conciseness. There can be no mistaking what the author means. He is seldom ambiguous, and his exposition of his own interpretation of the questions decided, cleared as it is of obsolete forms or doctrines, is certainly a relief to the seeker of authorities. The work is distinctly modern, both in treatment and in the cases cited, and may be recommended.

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**FALSTAFF AND EQUITY: AN INTERPRETATION.** By Charles E. Phelps. Boston and New York: Houghton, Mifflin & Co. 1901. pp. xvi, 201. 12mo.

There is certainly an art in letting the mind dwell upon a phrase, until it dreams the hidden meaning, especially where the phrase is blind, and the reading public are busy. The above work, by Judge Phelps, is an explanation of Falstaff's remark, "An the Prince and Poins be not two arrant cowards there's no equity stirring." According to the learned author the pregnant phrase, "There's no equity stirring," is "surcharged with a quadruplex meaning," there being one significance "for posterity and for all time," two for the immediate audience, and still another for Shakespeare's family and friends. In order to show this the learned commentator cites cases illustrating the struggle between the law and equity, so stirring it would seem at the time Shakespeare wrote. As the